

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
HO, ROSLYN  
2612 NORTH HOUSTON DRIVE, LA MARQUE, TX 77568

FHA 512-2321073-703  
Firm File Number: 19-033496

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 31, 2016, ROSLYN HO AND ERIC CENTERBERG, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **GALVESTON COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2016032149, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Galveston** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Galveston, State of Texas:

SEE EXHIBIT A.

Property Address: 2612 NORTH HOUSTON DRIVE  
LA MARQUE, TX 77568  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE

Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry, Anna Sewart, Keith Wolfshohl, Byron Sewart, Helen Henderson or Melissa Kitchen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

**EXHIBIT "A"**

**0.330 ACRE OF LAND BEING ALL OF LOT 38 AND A PORTION OF LOT 37, BLOCK 2, OF THE HIGHLANDS, SECTION 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 51 AND TRANSFERRED TO VOLUME 4, PAGE 49 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; FURTHERMORE, SAID 0.330 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN GALVESTON COUNTY CLERK'S FILE NO. 2015029065 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**Basis for bearings: North R.O.W. line of North Houston Drive (60' R.O.W.).**

**BEGINNING at a 1/2 inch pinched top pipe found for the Southeast corner of Lot 38, the Southwest corner of Lot 39, Block 2, of The Highlands, Section 1 and lying in the North R.O.W. curve of North Houston, Drive;**

**THENCE along the North R.O.W. curve of North Houston Drive, with a curve to the right having a radius of 2261.83 feet, and passing at a distance of 77.00 feet, the common South corner of Lots 37, 38 and continuing a total arc length of 100.00 feet to the Southwest corner of the herein described 0.330 acre tract of land, said point also being the Southeast corner of a tract of land described in Galveston County Clerk's File No. 20130038240;**

**THENCE along the East line of said tract of land described in Galveston County Clerk's File No. 20130038240, North 00° 20' 38" West a distance of 160.33 feet to the Northwest corner of the herein described 0.330 acre tract of land, said point also lying in the North line of Lot 37 and being located South 89° 28' 21" East a distance of 50.17 feet from the common North corner of Lots 36 and 37;**

**THENCE along the North line of Lot 37, passing at a distance of 21.38 feet, the common North corner of Lots 37, 38 and continuing a total distance of 50.09 feet to an angle point in the North line of the herein described 0.330 acre tract of land said point also being the common corner of Lots 2, 40 and 38;**

**THENCE along the common line of Lots 38 and 40, South 45° 00' 00" East a distance of 63.92 feet to an angle point, said point also being the common corner of Lots 38, 39 and 40;**

**THENCE along the common line of Lots 38 and 39, South 02° 52' 38" East a distance of 112.00 feet to the POINT OF BEGINNING and containing 0.330 acre of land, more or less**

**NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is**

**made only for informal identification purposes and does not override Item 2 of Schedule  
"B" hereof.**



**FILED**

Instrument Number: *FILED2019001537*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 11/26/2019 8:19AM

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*